167.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,249,800 / 1,249,800
					USE VALUE:	1,249,800 / 1,249,800
					ASSESSED:	1,249,800 / 1,249,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLOMON JOSEPH A/ TRUSTEE
Owner 2:	NADINE A SOLOMON REVOCABLE TR
Owner 3:	
Street 1:	128 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SOLOMON NADINE ANN -
Owner 2:	-
Street 1:	128 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,685 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 3051 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6685.000	815,400		434,400	1,249,800
Total Card	0.153	815,400		434,400	1,249,800
Total Parcel	0.153	815,400		434,400	1,249,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.64 | /Parcel: 409.6

Legal Description

User Acct 110490

GIS Ref

GIS Ref

Insp Date 06/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 167.0-0002-0026.0

!12917!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,700	3600	6,685.	434,400	721,700	721,700	Year End Roll	12/18/2019
2019	101	FV	234,200	3600	6,685.	434,400	672,200	672,200	Year End Roll	1/3/2019
2018	101	FV	232,900	3600	6,685.	384,700	621,200	621,200	Year End Roll	12/20/2017
2017	101	FV	232,900	3600	6,685.	322,700	559,200	559,200	Year End Roll	1/3/2017
2016	101	FV	232,900	3600	6,685.	322,700	559,200	559,200	Year End	1/4/2016
2015	101	FV	227,300	3600	6,685.	279,200	510,100	510,100	Year End Roll	12/11/2014
2014	101	FV	227,300	3600	6,685.	269,900	500,800	500,800	Year End Roll	12/16/2013
2013	101	FV	227,300	3600	6,685.	256,900	487,800	487,800		12/13/2012

PRINT

Date	Time
12/11/20	02:56:25

LAST REV

Date	Time
11/02/20	09:05:50

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12917

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOMON NADINE	74003-207	1	1/17/2020	Convenience	1	No	No		
SOLOMON JOSEPH	73699-116	1	11/22/2019	Convenience	1	No	No		
SOLOMON NADINE	71659-331	1	9/25/2018	Convenience	1	No	No		
	14013-170		7/1/1980		75,600	No	No		Harvey C Solomon dod 7/12/2002

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2019	358	Addition	525,900	O				REAR ADDITION WITH
11/10/2009	1133	Manual	500					
9/21/2009	870	Redo Kit	40,000					
6/11/2003	449	Re-Roof	4,600					

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2020	Mail Update	MM	Mary M
6/25/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	336	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6685		Sq. Ft.	Site		0	70.	0.93	8									434,384						434,400	

Total AC/HA: 0.15347 | Total SF/SM: 6685 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,384 | Spl Credit | Total: 434,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99414945
Const Adj.:	0.99989998
Adj $ / SQ:	124.256
Other Features:	127370
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	816995
Depreciation:	1634
Depreciated Total:	815361

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

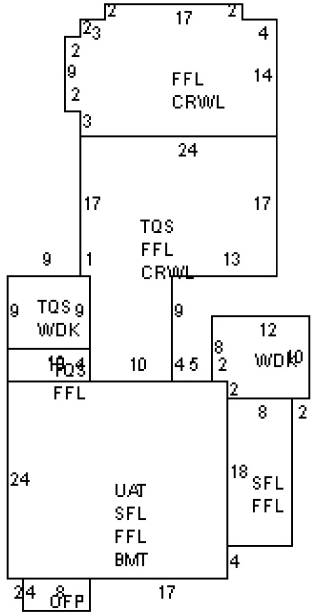
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.41
Special Features:	0	Val/Su Net:	162.27
Final Total:	815400	Val/Su SzAd	267.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,758	124.260	218,443
CRWL	Crawl Space	926	18.640	17,259
SFL	Second Floor	792	124.260	98,411
BMT	Basement	648	37.280	24,155
TQS	3/4 Story	501	124.260	62,252
WDK	Deck	206	10.850	2,236
UAT	Upper Attic	162	49.700	8,052
OFP	Open Porch	32	44.000	1,408
	Net Sketched Area:	5,025	Total:	432,216
Size Ad	3051	Gross Are	5678	FinArea 3051

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc